

**Certificate of Notice Page 1 of 3**  
United States Bankruptcy Court  
Eastern District of Pennsylvania

In re:  
Joan Wetzel  
Debtor

Case No. 17-11894-sr  
Chapter 7

**CERTIFICATE OF NOTICE**

District/off: 0313-2

User: ChrissyW  
Form ID: pdf900

Page 1 of 1  
Total Noticed: 2

Date Rcvd: May 26, 2017

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on May 28, 2017.

db +Joan Wetzel, 1925 Devereaux Avenue, Philadelphia, PA 19149-3443  
13885297 Quicken Loans, P.O. Box 6577, Carol Stream, IL 60197-6577

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: May 28, 2017

Signature: /s/Joseph Speetjens

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**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on May 26, 2017 at the address(es) listed below:

GARY F. SEITZ gseitz@gsbblaw.com, gfs@trustesolutions.net;hsmith@gsbblaw.com  
JAMES V. MONAGHAN on behalf of Debtor Joan Wetzel jmonaghan@norristownlegal.com,  
lroney@norristownlegal.com  
MATTEO SAMUEL WEINER on behalf of Creditor Quicken Loans Inc. bkgroup@kmlawgroup.com  
United States Trustee USTPRegion03.PH.ECF@usdoj.gov

TOTAL: 4

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

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IN RE: Joan Wetzel		CHAPTER 7
	Debtor	
Quicken Loans Inc.		
	Movant	NO. 17-11894 SR
vs.		
Joan Wetzel		
	Debtor	11 U.S.C. Section 362
Gary F. Seitz		
	Trustee	

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**ORDER**

AND NOW, this        day of        , 2017 at Philadelphia, upon consideration of the Motion of Quicken Loans Inc. and/or upon the failure of Debtor(s) and the Trustee to file and answer or otherwise plead, it is:

ORDERED THAT: The Motion for Relief from the Automatic Stay is granted and the automatic stay of all proceedings, as provided under Section 362 of Title 11 of the United States Code (the Bankruptcy Code), is modified with respect to the subject premises located at 1925 Devereaux Avenue, Philadelphia, PA 19149 ("Property"), so as to allow Movant, and any of its successors or assignees, to proceed with its rights and remedies under the terms of the subject mortgage and pursue its *in rem* State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.



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**Stephen Raslavich,** United States Bankruptcy Judge

**Dated: May 26, 2017**

Joan Wetzel

1925 Devereaux Avenue  
Philadelphia, PA 19149

James V. Monaghan, Esq.  
Law Offices of James V. Monaghan  
25 West Airy Street  
Norristown, PA 19401

Gary F. Seitz, Trustee  
Gellert Scali Busenkell & Brown LLC  
The Curtis Center  
601 Walnut Street  
Suite 280 South  
Philadelphia, PA 19106

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Philadelphia, PA 19106-1532